159.0	0005	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	879,300	/	879,300
USE VALUE:	879,300	/	879,300
ASSESSED:	879,300	/	879,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAMBERS MICHAEL C
Owner 2:	CHAMBERS KELLEY JENNIFER
Owner 3:	
Street 1:	108 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGUIRE ROBERT A-PHYLLIS A -
Owner 2:	-
Street 1:	108 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	479,600	700	399,000	879,300
Total Card	0.138	479,600	700	399,000	879,300
Total Parcel	0.138	479,600	700	399,000	879,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.40 | /Parcel: 364.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	105674
GIS Ref	
GIS Ref	
Insp Date	08/05/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0005-0014.0

!12409!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,800	700	6,000.	399,000	716,500	716,500	Year End Roll	12/18/2019
2019	101	FV	240,200	800	6,000.	399,000	640,000	640,000	Year End Roll	1/3/2019
2018	101	FV	242,100	0	6,000.	336,300	578,400	578,400	Year End Roll	12/20/2017
2017	101	FV	242,100	0	6,000.	307,800	549,900	549,900	Year End Roll	1/3/2017
2016	101	FV	242,100	0	6,000.	262,200	504,300	504,300	Year End	1/4/2016
2015	101	FV	236,300	0	6,000.	228,000	464,300	464,300	Year End Roll	12/11/2014
2014	101	FV	236,300	0	6,000.	210,900	447,200	447,200	Year End Roll	12/16/2013
2013	101	FV	236,300	0	6,000.	200,600	436,900	436,900		12/13/2012

PRINT

Date	Time
12/11/20	02:30:02

LAST REV

Date	Time
08/06/20	08:58:34
danam	

USER DEFINED

Prior Id # 1:	105674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12409

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGUIRE ROBERT	48830-571		1/12/2007		450,000	No	No		
	14914-406		3/1/1983		93,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1365	Addition	195,000					
11/17/2014	1567	Manual	16,940					Demo and move the
8/14/1995	475	Manual	7,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	Measured	DGM	D Mann
6/30/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	345	PATRIOT
12/3/2008	MLS	MM	Mary M
6/12/2007	MLS	HC	Helen Chinal
1/7/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
12/2/1999	Measured	272	PATRIOT
8/6/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

PDAS.

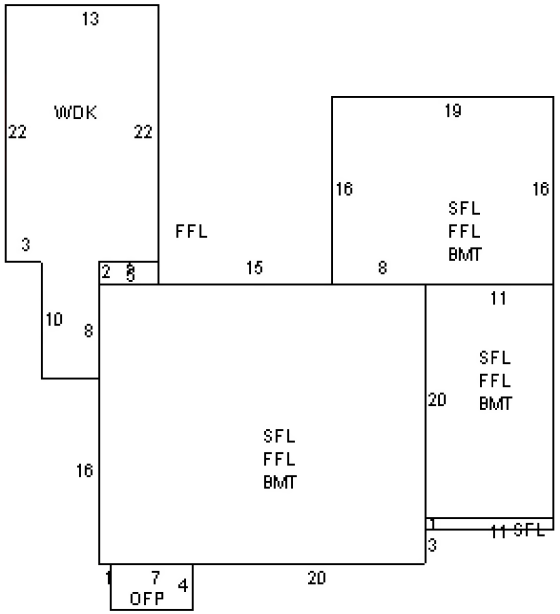
RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08514297
Const Adj.:	1.03939605
Adj $ / SQ:	140.987
Other Features:	93597
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537679
Depreciation:	58069
Depreciated Total:	479609

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	155.09
Special Features:	0	Val/Su Net:	120.71
Final Total:	479600	Val/Su SzAd	198.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,207	140.990	170,171
FFL	First Floor	1,206	140.990	170,030
BMT	Basement	1,196	42.300	50,586
WDK	Deck	336	9.330	3,135
OFP	Open Porch	28	45.730	1,281

Net Sketched Area:	3,973			Total:	395,203
Size Ad	2413	Gross Are	3973	FinArea	2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	2000	3.99	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700